



COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

GAIL FARBER, Director

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

April 30, 2013

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

38 April 30, 2013

Sachi A. Hamai
SACHI A. HAMAI
EXECUTIVE OFFICER

**AMENDMENT NO. 1 TO LEASE AGREEMENT NO. DTFAWN-11-L-00017A
BETWEEN THE COUNTY OF LOS ANGELES AND THE FEDERAL AVIATION ADMINISTRATION
TO PROVIDE FOR THE LEASING OF ADDITIONAL LAND
AT EL MONTE AIRPORT IN THE CITY OF EL MONTE
(SUPERVISORIAL DISTRICT 1)
(4 VOTES)**

SUBJECT

This action is to approve and instruct the Chairman to sign Amendment No. 1 for Lease Agreement No. DTFAWN-11-L-00017A between the County of Los Angeles and the Federal Aviation Administration, which will provide for the leasing of additional land at El Monte Airport in the City of El Monte.

IT IS RECOMMENDED THAT THE BOARD:

1. Find that the proposed Amendment No. 1 for Lease Agreement No. DTFAWN-11-L-00017A is categorically exempt from the provisions of the California Environmental Quality Act.
2. Approve and instruct the Chairman to sign Amendment No. 1 for Lease Agreement No. DTFAWN-11-L-00017A between the County of Los Angeles and the Federal Aviation Administration, which will provide for the leasing of additional land for vehicle parking.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the proposed amendment (Lease Amendment No. 1) is to include as part of Lease Agreement No. DTFAWN-11-L-00017A a parcel of land located immediately adjacent to the Federal Aviation Administration's (FAA) leased premises to be used for vehicle parking.

On June 25, 1991, the Board approved a land lease to accommodate the airport traffic control tower facility (control tower) at El Monte Airport. The original lease expired on September 30, 2011, and on May 31, 2011, the Board approved Lease Agreement No. DTFAWN-11-L-00017A (Lease) between the County of Los Angeles (County) and the FAA for a 20-year term, commencing on October 1, 2011, and continuing through September 30, 2031. The leased premises included approximately 2,895 square feet of land to allow for the continued operation of the control tower at El Monte Airport.

Since June 25, 1991, the FAA has utilized the parcel of land (Vehicle Parking Area) located immediately adjacent to their leased premises. The Vehicle Parking Area encompasses an area of approximately 9,577 square feet, is surrounded by security fencing, and it is used exclusively to provide secured vehicle parking for FAA employees and visitors. The FAA has requested that the Vehicle Parking Area be preserved as a secured vehicle parking area for their employees and visitors for the duration of the Lease and that it be incorporated as part of their leased premises. Therefore, an amendment to the Lease is required.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan directs the provisions of Operational Effectiveness (Goal 1) and Integrated Services Delivery (Goal 3). Implementation of the recommended actions will continue to provide an accommodating facility for airport customers and will support quality public works infrastructure services to the communities.

FISCAL IMPACT/FINANCING

There will be no impact to the County General Fund.

In consideration for the obligations assumed by the FAA in its establishment, operation, and maintenance of the control tower facilities at El Monte Airport, the County does not receive any monetary consideration for the Lease and will not for the proposed Lease Amendment No. 1. Additionally, there are no costs to the County associated with the Lease or the proposed Lease Amendment No. 1.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The proposed Lease Amendment No. 1 will include the Vehicle Parking Area as part of the Lease. All terms, conditions, and provisions of the original Lease will remain in full force and effect.

Lease Amendment No. 1 has been reviewed and approved as to form by County Counsel.

ENVIRONMENTAL DOCUMENTATION

The proposed Lease Amendment No. 1 is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 of the State CEQA guidelines and Class 1(r) of the County Environmental Document Reporting Procedures and Guidelines, Appendix G, adopted by the Board on November 17, 1987, as it involves no expansion of an existing use and is an amendment that involves the use of a facility for the purpose for which it was constructed. In addition, there are no cumulative impacts, unusual circumstances, or other limiting factors that would make the exemption inapplicable.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Approval of Lease Amendment No. 1 will provide the FAA with additional land to be utilized for vehicle parking and will facilitate their ability to continue to provide control tower services at El Monte Airport.

CONCLUSION

Please return two adopted copies of this letter and enclosures to the Department of Public Works, Aviation Division. Also, please forward one adopted copy of the letter and enclosures to the Assessor, Possessory Interest Division; and the Auditor-Controller, General Claims Division.

Respectfully submitted,

A handwritten signature in cursive script that reads "Gail Farber".

GAIL FARBER
Director

GF:RLS:jem

Enclosures

c: Assessor
Auditor-Controller
Chief Executive Office (Rita Robinson)
County Counsel (Adrienne Byers)
Executive Office

AMENDMENT NO. 1 TO LEASE AGREEMENT NO. DTFAWN-11-L-00017A
TO PROVIDE FOR THE LEASING OF ADDITIONAL LAND
AT EL MONTE AIRPORT, EL MONTE, CALIFORNIA

THIS AMENDMENT NO. 1 TO LEASE AGREEMENT NO. DTFAWN-11-L-00017A to provide for the leasing of additional land at El Monte Airport is made and entered into this 30th day of April 2013,

BY AND BETWEEN

COUNTY OF LOS ANGELES, a body
corporate and politic (hereinafter referred to as
"County"),

AND

THE UNITED STATES OF AMERICA
(hereinafter referred to as "Government"),

WITNESSETH

WHEREAS, County and Government entered into Lease Agreement No. DTFAWN-11-L-00017A on May 31, 2011, for the continued operation of the airport traffic control tower at El Monte Airport in the City of El Monte, California; and

WHEREAS, Government desires to amend Lease Agreement No. DTFAWN-11-L-00017A to include the area currently utilized by the Government for vehicle parking as part of their Premises; and

WHEREAS, the County desires to amend Lease Agreement No. DTFAWN-11-L-00017A to include the vehicle parking area.

NOW, THEREFORE, in consideration of the performance of the terms, covenants, and conditions hereinafter contained, to be kept and performed by the respective parties hereto, it is mutually agreed as follows:

1. **SECTION 1. PREMISES** of Lease Agreement No. DTFAWN-11-L-00017A is amended to include the following statement between the description of the Engine Generator Plot beginning on page 1 and subsection "A" on page 2:

Airport Traffic Control Tower (ATCT) Parking Lot – The parcel of land which shall be utilized for vehicle parking contains approximately 0.22 acres (9,577 square feet) adjacent to the southeasterly boundary of the ATCT Plot. As described below, the parcel of land contains that portion of Lot 29, of the Western two-thirds of the Rancho

77521, Supplement No. 1

San Francisquito, in the County of Los Angeles, State of California, as per map recorded in Book 42 pages 93 and 94 of miscellaneous records, in the office of the County Recorder of said County described as follows: Commencing at the southeasterly corner of Lot 13 of record of survey, Book 39 page 26, filed in the office of the County Recorder in the County of Los Angeles, State of California; thence North 24° 31' 25" East 36.54 feet; thence South 64° 26' 15" East 15.00 feet, to the true point of beginning; thence South 83° 12' 00" East 124.28 feet; thence South 23° 01' 57" West 102.14 feet; thence North 64° 41' 02" West 102.59 feet; thence North 24° 17' 40" East 17.51 feet; thence South 64° 26' 15" East 19.21 feet; thence North 25° 33' 45" East 45 feet, to the true point of beginning.

The Airport Traffic Control Tower Vehicle Parking Lot is described on Exhibit A and depicted on Exhibit B.

2. **EXHIBIT A – VEHICLE PARKING AREA LEGAL DESCRIPTION** is attached hereto and made a part of Lease Agreement No. DTFAWN-11-L-00017A.
3. **EXHIBIT B – VEHICLE PARKING AREA DRAWING** is attached hereto and made a part of Lease Agreement No. DTFAWN-11-L-00017A.
4. This Amendment No. 1 shall be effective as of the date of approval by the County of Los Angeles Board of Supervisors.
5. It is mutually understood and agreed that all other terms and conditions and provisions of the original Lease Agreement No. DTFAWN-11-L-00017A shall remain in full force and effect, except as herein expressly modified.

The remainder of this page intentionally left blank.

IN WITNESS WHEREOF, the Lessee has executed this Amendment No. 1 to Lease Agreement No. DTFAWN-11-L-00017A, or caused it to be duly executed, and the County of Los Angeles, by order of its Board of Supervisors, has caused this Amendment No. 1 to be executed on its behalf on the day, month, and year first written above.



COUNTY OF LOS ANGELES

By *Mark Ridley-Thomas*
Chairman, Board of Supervisors

ATTEST:

SACHI A. HAMAI
Executive Officer of the
Board of Supervisors of the
County of Los Angeles

By *[Signature]*
Deputy

I hereby certify that pursuant to
Section 25103 of the Government Code,
delivery of this document has been made.

SACHI A. HAMAI
Executive Officer
Clerk of the Board of Supervisors

By *[Signature]*
Deputy

APPROVED AS TO FORM:

JOHN F. KRATTLI
County Counsel

By *[Signature]*
Deputy

AGREED:

THE UNITED STATES OF AMERICA
FEDERAL AVIATION ADMINISTRATION

By *Wayne A. Darrington*
Government Contracting Officer

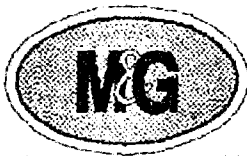
ADOPTED
BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

38

APR 30 2013

Sachi A. Hamai
SACHI A. HAMAI
EXECUTIVE OFFICER

77521, Supplement No. 1



CIVIL ENGINEERING & LAND SURVEYING, INC.



EXHIBIT A

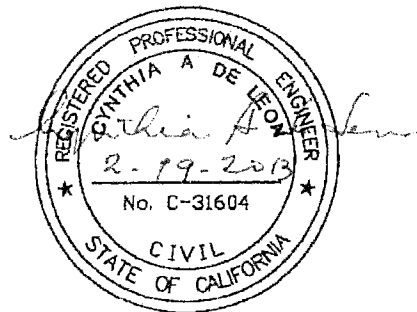
VEHICLE PARKING AREA LEGAL DESCRIPTION

THAT PORTION OF LOT 29, OF WESTERN TWO-THIRDS OF THE RANCHO SAN FRANCISQUITO, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 42 PAGES 93 AND 94 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEASTERLY CORNER OF LOT 13 OF RECORD OF SURVEY, BOOK 39 PAGE 26, FILED IN THE OFFICE OF THE COUNTY RECORDER, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA; THENCE NORTH 24 DEGREES 31 MINUTES 35 SECONDS EAST 36.54 FEET; THENCE SOUTH 64 DEGREES 26 MINUTES 15 SECONDS EAST 15.00 FEET, TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 83 DEGREES 12 MINUTES 00 SECONDS EAST 124.28 FEET; THENCE SOUTH 23 DEGREES 01 MINUTE 57 SECONDS WEST 102.14 FEET; THENCE NORTH 64 DEGREES 41 MINUTES 02 SECONDS WEST 102.59 FEET; THENCE NORTH 24 DEGREES 17 MINUTES 40 SECONDS EAST 17.51 FEET; THENCE SOUTH 64 DEGREES 26 MINUTES 15 SECONDS EAST 19.21 FEET; THENCE NORTH 25 DEGREES 33 MINUTES 45 SECONDS EAST 45 FEET, TO THE TRUE POINT OF BEGINNING.

CONTAINING AN AREA OF 9,577 SQ. FT., MORE OR LESS.

AS SHOWN ON EXHIBIT B, ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.



Exp. 12-31-14

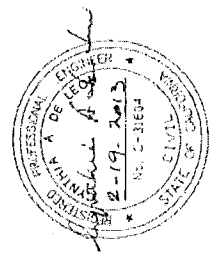
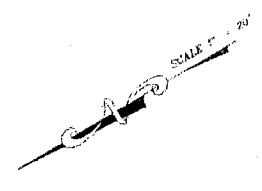
EXHIBIT B

VEHICLE PARKING AREA DRAWING

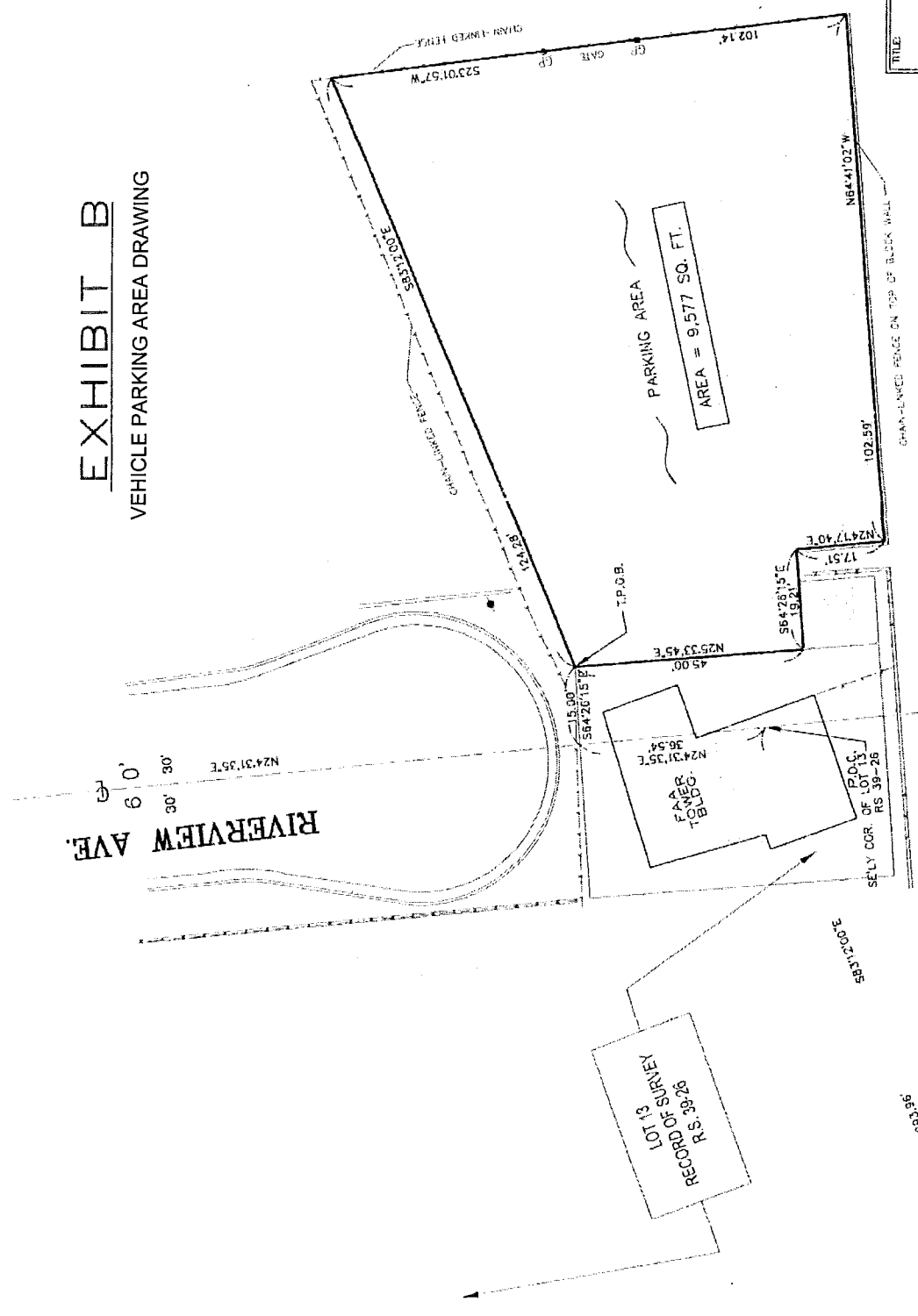
LEGEND:



PROPOSED LOT AREA
 P.O.C. - POINT OF COMMENCEMENT
 T.P.O.B. - TRUE POINT OF BEGINNING
 S.E.V. - SOUTHEASTERLY
 (E) - EXISTING



END 1023-14



RECORDED OF SURVEY
 LOT 13
 R.S. 38-2

TITLE: EXHIBIT B		4500 RIVERVIEW AVE., EL MONTE, CA	
CLIENT: ANDREW SON	DATE: 02/16/13	JOB NO.: 11-8633	SHEET: 1
SCALE: 1" = 20'	REVISION(S):		OF 1 SHEET
DESIGNED BY: F.G.			
DRAWN BY: R.D.			
CHECKED BY: C.D.			
347 S. ROBERTSON BLVD. EL MONTE, CA 91734 TEL: (916) 488-0841 FAX: (916) 488-0843 www.mph-engineer.com			